

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
S/S Old North Point Road, 262' E
of the c/l of Trappe Road * DEPUTY ZONING COMMISSIONER
(3001 & 3003 Old North Point Road)
12th Election District * OF BALTIMORE COUNTY
7th Councilmanic District *
Case No. 97-200-X
The Southland Corporation
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception for that property known as 3001 and 3003 Old North Point Road, located in the vicinity of Trappe Road in Dundalk. The Petition was filed by the owner of the property, The Southland Corporation, by Robert G. Gemmill. The Petitioner requests a special exception for a fuel service station use in combination with an existing convenience store with a sales area greater than 1,500 sq.ft. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Robert and Alane Epperson, Proprietors of the subject property. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 1.17 acres, more or less, split zoned B.L.-C.C.C. and B.L.-C.S.A. The property was the subject of prior Case No. CR-91-121-SPHXA in which the Petitioners in that case were granted a special hearing, special exception and variances for an automotive service station use in combination with the existing 7-Eleven convenience store on June 12, 1996. In addition, that portion of the property on which the fuel pump island was to be added was rezoned from B.L.-C.C.C. to B.L.-C.S.A. Apparently, the

ORDER RECEIVED FOR FILING
Date 12/11/96
By [Signature]

MICROFILMED

Petitioners were unable to proceed with their plans and the time frame for utilization of the special exception expired. The Petitioners in the instant case now come before me seeking approval of a special exception to permit the addition of the fuel service pump island, as shown on Petitioner's Exhibit 1, and an addition to the existing store. Testimony indicated that Mr. & Mrs. Epperson began operating the 7-Eleven store on this site approximately 3 years ago and that they wish to pursue the previously approved special exception to provide fuel service for its customers.

It is clear that the B.C.Z.R. permits the use proposed in a B.L.-C.S.A zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes

of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

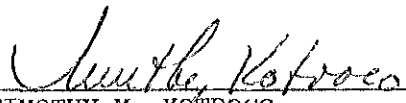
After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of December, 1996 that the Petition for Special Exception to permit a fuel service station use in combination with an existing convenience store with a sales area greater than 1,500 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any use permits, the Petitioners shall submit a landscape plan for review and approval by the Office of Planning.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

RECEIVED FOR PLANNING
12/11/96
bjs



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

December 11, 1996

Mr. Robert G. Gemmill
The Southland Corporation
1743 Grange Road
Baltimore, Maryland 21222

RE: PETITION FOR SPECIAL EXCEPTION
S/S Old North Point Road, 262' E of the c/l of Trappe Road
(3001 & 3003 Old North Point Road)
12th Election District - 7th Councilmanic District
The Southland Corporation - Petitioner
Case No. 97-200-X

Dear Mr. Gemmill:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Robert Fitzgerald, The Southland Corporation
5300 Shawnee Road, Alexandria, VA 22312

Mr. Kenneth J. Colbert, Colbert Matz Rosenfelt, Inc.
3723 Old Court Road, Suite 206, Baltimore, Md. 21208

People's Counsel
Case File





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 3001 & 3003 Old North Point Road

97-200-X

which is presently zoned BL-CCC &

This Petition shall be filed with the Office of Zoning Administration & Development Management.

BL-CSA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

A FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE WITH A SALES AREA GREATER THAN 1,500 SQUARE FEET.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee.

Robert Fitzgerald
The Southland Corporation

(Type or Print Name)

Signature

5300 Shawnee Road

Address

Alexandria VA 22312

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Robert G. Gemmill

1743 Grange Road, Baltimore, MD 21222

(Type or Print Name)

Signature

The Southland Corporation

(Type or Print Name)

Signature

Dept. 11604

1818 N. Haskell Ave.

Address

Phone No.

Dallas TX

75204

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Kenneth J. Colbert, P.E.

Colbert Matz Rosenfelt, Inc.

Name

3723 Old Court Road #206

653-3838

Baltimore, MD 21208

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE 10/30/86

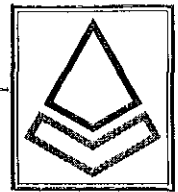


MICROFILMED

ORDER RECEIVED FOR FILING
Date 12/1/86
FILE

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION
7-ELEVEN STORE
3001 & 3003 OLD NORTH POINT ROAD

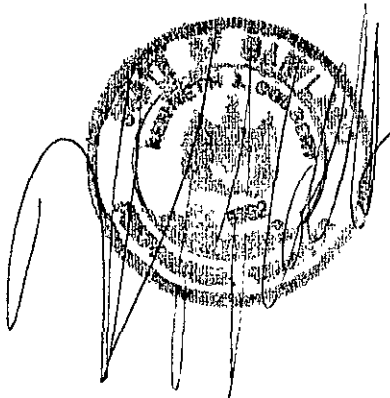
97-200-X

BEGINNING AT A POINT ON THE SOUTHERN SIDE OF OLD NORTH POINT ROAD, 70 FEET WIDE, 262 FEET, MORE OR LESS, FROM THE CENTERLINE OF TRAPPE ROAD;

THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING SOUTH 21 DEGREES 01 MINUTES 27 SECONDS WEST, 150.00 FEET TO THE NORTHERN SIDE OF A 20 FOOT ALLEY RIGHT-OF-WAY; THENCE BINDING ON SAID RIGHT-OF-WAY AND RUNNING NORTH 68 DEGREES 58 MINUTES 33 SECONDS WEST, 273.17 FEET; THENCE NORTH 41 DEGREES 56 MINUTES 30 SECONDS WEST, 23.61 FEET TO THE EASTERN SIDE OF TRAPPE ROAD, 70 WIDE; THENCE BINDING ON SAID RIGHT-OF-WAY AND RUNNING NORTH 48 DEGREES 03 MINUTES 30 SECONDS EAST, 30.00 FEET; THENCE BY A CURVE TO THE LEFT HAVING A RADIUS OF 835.00 FEET AND A LENGTH OF 104.67 FEET; THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A LENGTH OF 30.59 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERN RIGHT-OF-WAY LINE OF OLD NORTH POINT ROAD; THENCE BINDING ON SAID RIGHT-OF-WAY AND RUNNING SOUTH 69 DEGREES 01 MINUTES 30 SECONDS EAST, 215.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 39,830 SQUARE FEET OF LAND MORE OR LESS.

i:\jobs\89044.des
10-29-1996



NOV 10 1996

200



Baltimore County
Department of Permits and
Development Management

97-200-X

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 200

Petitioner: The Southland Corporation

Location: 3001 + 3003 Old North Point Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Kenneth J. Colbert, ^{of} Colbert, Mink, Rosenthal, Inc.

ADDRESS: 3723 Old Ct Rd. # 206
Baltimore MD 21208

PHONE NUMBER: 653-3838

AJ:ggg

(Revised 09/24/96)

97-200-X

200

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: for a fuel service station in combination
with a convenience store with a sales area greater
than 1500 sq. ft.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
November 14, 1996 Issue - Jeffersonian

Please forward billing to:

Kenneth J. Colbert
Colbert, Matz, Rosenfelt, Inc.
3723 Old Court Road #206
Baltimore, MD 21208
410-653-3838

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-200-X (Item 200)
3001 and 3003 Old North Point Road
S/S Old North Point Road, 262' E of c/l Trappe Road
12th Election District - 7th Councilmanic
Legal Owner(s): Robert G. Gemmill and the Southland Corporation
Contract Purchaser/Lessee: The Southland Corporation

Special Exception for a fuel service station in combination with a convenience store with a sales area greater than 1,500 square feet.

HEARING: MONDAY, DECEMBER 2, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MAILED 11 23 1996



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 8, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-200-X (Item 200)
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Contract Purchaser/Lessee: The Southland Corporation

Special Exception for a fuel service station in combination with a convenience store with a sales area greater than 1,500 square feet.

HEARING: MONDAY, DECEMBER 2, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Robert G. Gemmill/The Southland Corporation
Robert Fitzgerald/The Southland Corporation
Kenneth J. Colbert, P.E.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 17, 1996.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 26, 1996

Mr. Robert G. Gemmill
1743 Grange Road
Baltimore, MD 21222

RE: Item No.: 200
Case No.: 97-200-X
Petitioner: Robert G. Gemmill

Dear Mr. Gemmill:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 30, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

97-200-x

TO: Arnold Jablon, Director
Permits and Development Management

DATE: November 22, 1996

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 3001 & 3003

INFORMATION:

Item Number: 200
Petitioner: Gemmill/The Southland Corporation Property
Property Size:
Zoning: BL-CCC & BL-CSA
Requested Action: Special Exception
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, this office recommends that the submission of a landscape plan be required and a ground mounted sign should be used instead of a freestanding sign.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL:rdn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

97-200-X

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: November 19, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for November 18, 1996
Item No. 200

The Development Plans Review Division has reviewed the subject zoning item. A Landscape Plan was never submitted for review and approval as required by Case No. 91-127-SPHA. A Schematic Landscape Plan must be submitted for review and approval as a condition of granting the special exception.

RWB:HJO:jrb

cc: File

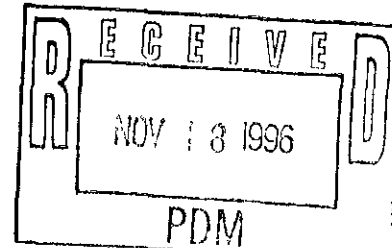
ZONE37B

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500



Office of the Fire Marshal
(410) 887-4880

97-200-X

DATE: 11/14/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF NOV. 12, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 196, 197, 198, 199, 200, 201,
202 AND 203.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

97-200-X INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 11/13/96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: NOV. 12, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

197

198

200

203

RBS:sp

BRUCE2/DEPRM/TXTSBP



**Maryland Department of Transportation
State Highway Administration**

97-200-X

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 11.11.96
Item No. 200 (MSK)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

PETITION PROBLEMS

#197 --- MJK

1. Need signature, printed name, and title of person signing for legal owner.
2. No property address on petition form (only street name).

#198 ---- JCM

1. Signature for legal owner says "Jr."; typed name does not - which is correct?

#200 ---- MJK

1. Need title of person signing for Southland Corporation.
2. Need telephone number for Southland Corporation.
3. Need title of person signing for contract purchaser.
4. Plat says legal owner is Southland Corporation and Robert Gemmill and his wife; petition says Southland Corporation and Robert Gemmill - which is correct?

#202 --- JRA

1. Plat says prior zoning hearings, but has no case numbers.

BALTIMORE COUNTY, MARYLAND

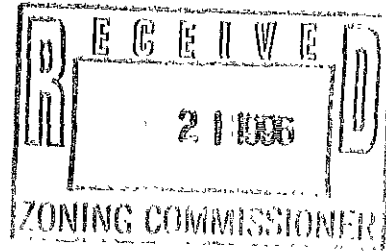
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: November 22, 1996

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 3001 & 3003



INFORMATION:

Item Number: 200
Petitioner: Gemmill/The Southland Corporation Property
Property Size: _____
Zoning: BL-CCC & BL-CSA
Requested Action: Special Exception
Hearing Date: ____/____/____

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, this office recommends that the submission of a landscape plan be required and a ground mounted sign should be used instead of a freestanding sign.

Prepared by: *Gifford W. Long*
Division Chief: *Gary L. Kerns*

AFK/JL:rdn

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
3001 and 3003 Old North Point Road, S/S *
Old North Pt. Rd, 262' E of c/l Trappe Rd * ZONING COMMISSIONER
12th Election District, 7th Councilmanic *
OF BALTIMORE COUNTY
Legal Owner(s): Robert G. Gemmill and The *
Southland Corporation * CASE NO. 97-200-X
Contract Purchaser/Lessee: Robert Fitz-
gerald/The Southland Corp
Petitioners

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of December, 1996, a copy of the foregoing Entry of Appearance was mailed to Kenneth J. Colbert, P.E., Colbert, Matz, Rosenfelt, Inc., 3723 Old Court Road, Baltimore, MD 21208, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

96-6029

11/25/96
9/20/68

ROMADKA, GONTRUM & McLAUGHLIN, P.A.

814 Eastern Boulevard
Baltimore, Maryland 21221

(410) 686-8274
(410) 686-0118 FAX

ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN, JR. *

TOWSON OFFICE:
307 W. ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(410) 825-0711

ELIZABETH A. VANNI
JILL D. LOPER

* Also Admitted In the District of Columbia

November 20, 1996

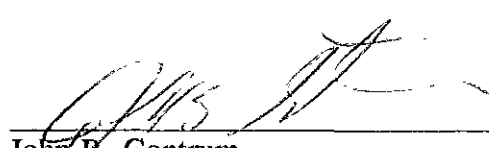
Mr. Arnold Jablon, Director
Department of Permits and
Development Management
111 West Chesapeake Ave.
Towson, Md 21204

Re: Case Number: 97-200-X (Item 200)
3001 and 3003 Old North Point Road
Hearing Date: December 2, 1996 at 11:00 a.m.

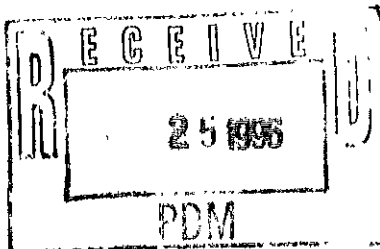
Dear Mr. Jablon:

In the above captioned case, please enter the appearance of John B. Gontrum, of Romadka, Gontrum & McLaughlin, as attorney for Southland Corporation.

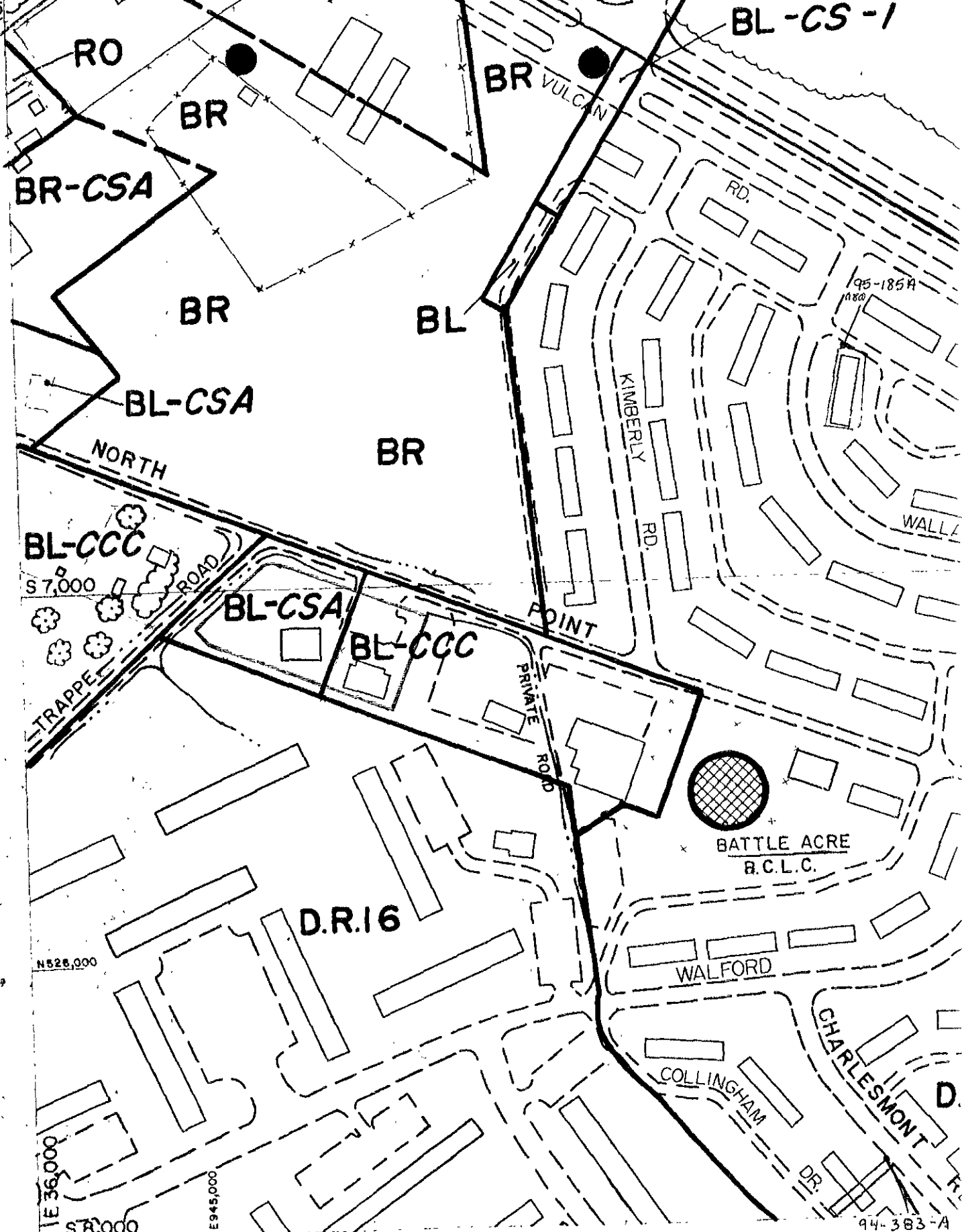
Also, I need to request a postponement from the scheduled hearing date above due to client's witness being out of state on this date.



John B. Gontrum
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, MD 21221
(410) 686-8274



Handwritten note: 11/25/96



E-NW 97-200-X
ZONING MAP SE-26
200

SPECIAL EXCEPTION
7 ELEVEN STORE
3001 & 3003 OLD MARY POINT RD
MICROFILMED

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Board of Commissioners of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #97-200-X
(Item 200)
3001 and 3003 Old North Point Road
S/S Old North Point Road,
262' E of Trappe Road
12th Election District
7th Councilmanic

Legal Owner(s):
Robert G. Gerninill and the
Southland Corporation
Contract Purchaser/Lessee:
The Southland Corporation
Special Exception: for a fuel
service station in conjunction
with a convenience store with
a sales area approximately 1,500
square feet.

Hearing: Monday, December
2, 1996 at 11:00 a.m. in Rm.
114, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call 887-3333.
(2) For information concern-
ing the File and/or Hearing,
Please Call 887-3331.

11/155 Nov. 14 C95686

CERTIFICATE OF PUBLICATION

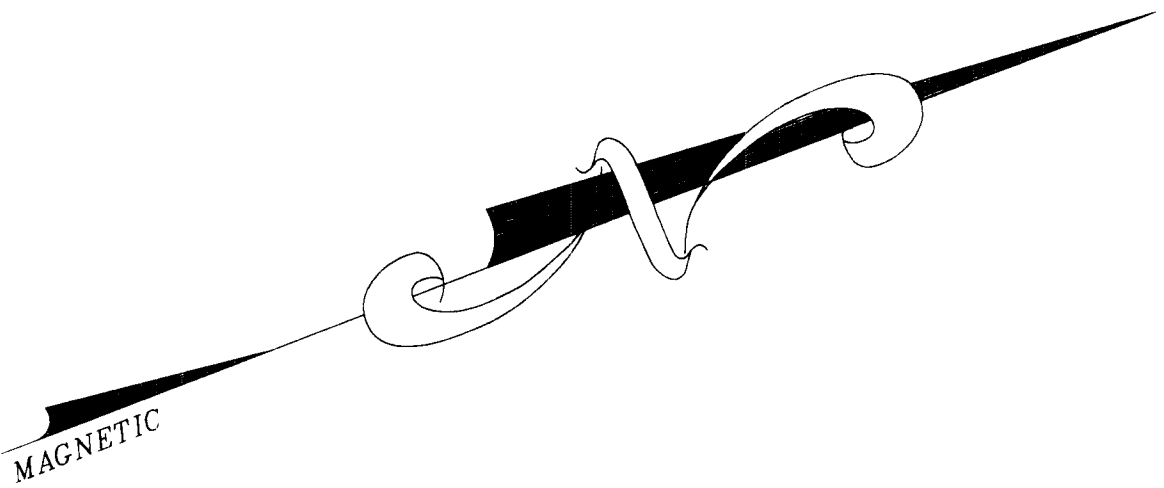
TOWSON, MD., Nov 14, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 16, 1996.

THE JEFFERSONIAN,

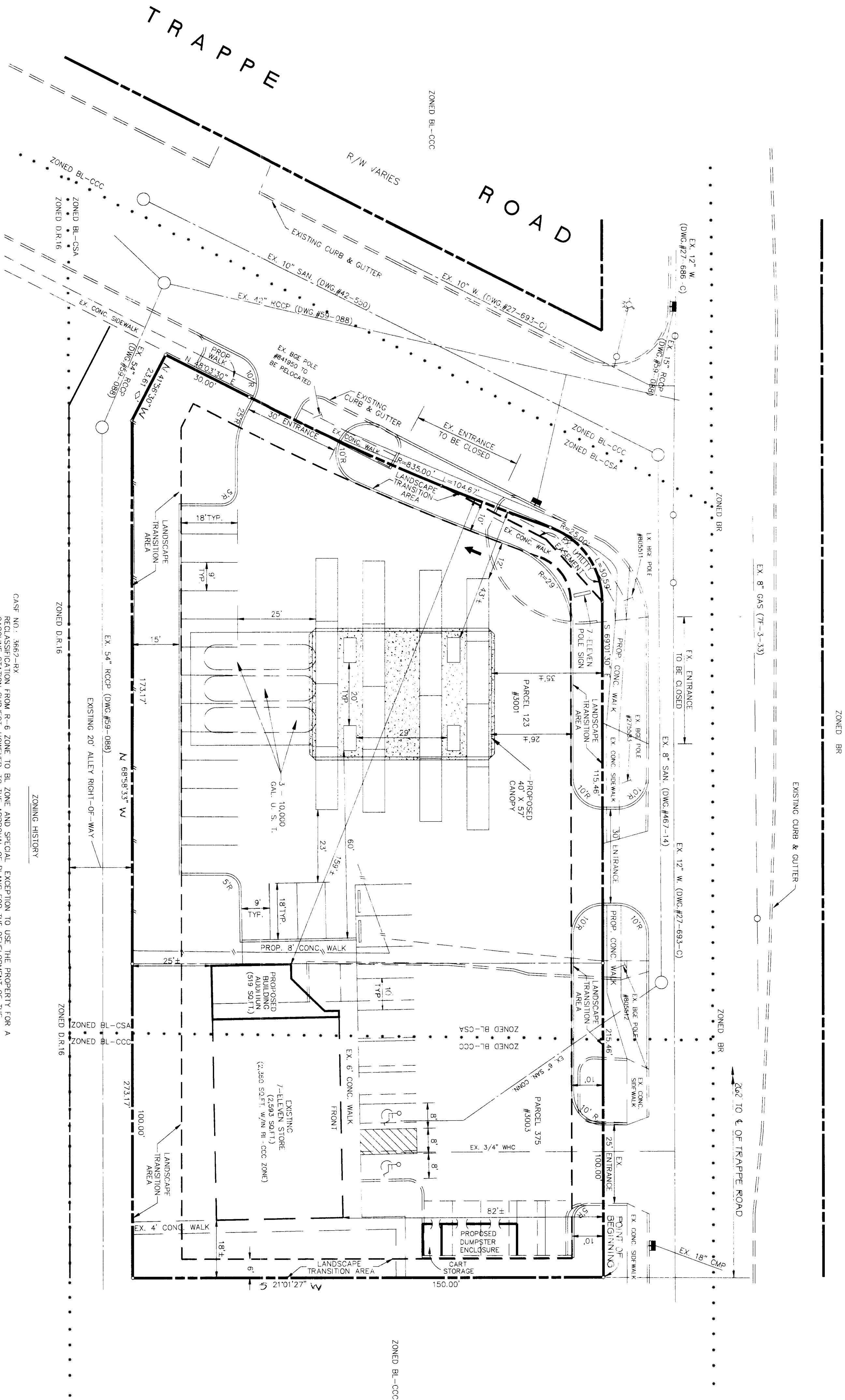
A. Henricson

LEGAL AD. - TOWSON



OLD NORTH POINT ROAD - MD. ROUTE 20

70' R/W



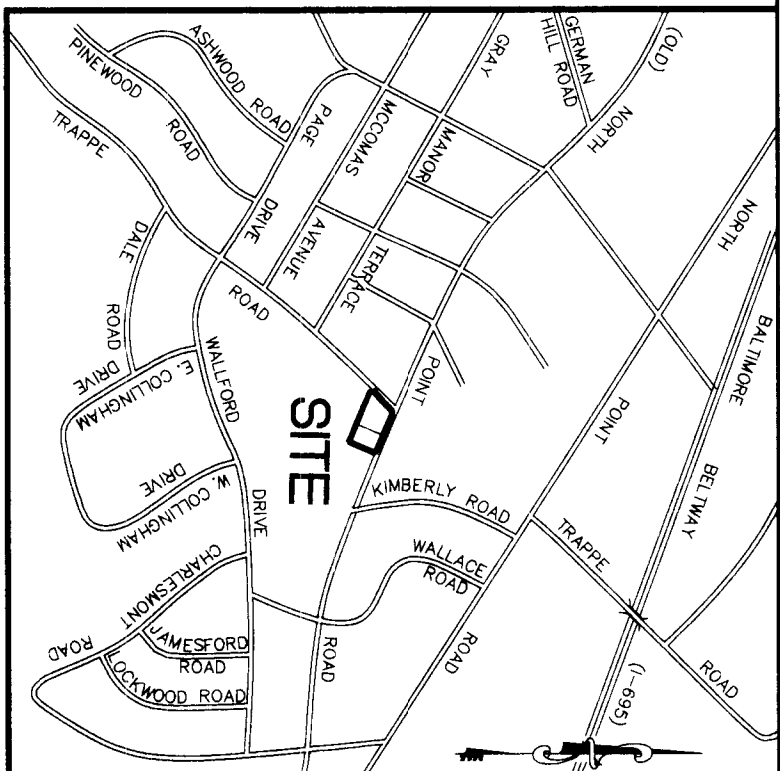
ZONING HISTORY

CASE NO. 1465-RX
RECLASSIFICATION FROM R-6 ZONE TO BL-COC AND SPECIAL EXCEPTION TO USE THE PROPERTY FOR A
PROPOSED 40' X 57' CANOPY AND 40' X 57' CANOPY AND 40' X 57' CANOPY AND 40' X 57' CANOPY AND
PROPERTY BY THE DEPARTMENT OF PUBLIC WORKS OF BALTIMORE COUNTY AND THE PLANNING BOARD OF
BALTIMORE COUNTY.
GRANTED 12/14/25 BY THE DEPT. ZONING COMMISSIONER OF BALTIMORE COUNTY TO OXENBROOK LAND CO.
NO DE COMPANY WAS NAMED IN THE PETITION.

CASE NO. 91-127-SPHA
SPECIAL HEARING FOR TERMINATION OF THE EXISTING SPECIAL EXCEPTION GRANTED IN CASE NO. 1462-RX
IN ACCORDANCE WITH SECTIONS 405.60 AND 500.7, IN ACCORDANCE WITH PETITIONER'S EXHIBIT NO. 1 AND
VARIANCE FROM SECTION 232.3(0) OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) TO PERMIT A
5 FT. REAR YARD SETBACK IN LIEU OF THE MINIMUM 20 FT. IN ACCORDANCE WITH PETITIONER'S EXHIBIT NO. 1
GRANTED JANUARY 23, 1991 SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH ARE CONDITIONS PRECEDENT TO
THE RETIR. GRANTED HEARING.

1. THE PETITIONER MAY APPLY FOR HIS BUILDING PERMIT AND BE GRANTED SAME UPON
RECEIPT OF THIS ORDER. HOWEVER, PETITIONER'S HEARING WAS HELD AND TO PRO-
CEED WITH THE BUILDING PERMIT PROCESS, PETITIONER SHALL SUBMIT A 5 DAY
APPELLATE PROCESS FROM THIS ORDER HAS EXPIRED. IF, FOR WHATEVER REASON,
THIS ORDER IS REVERSED, THE PETITIONER WOULD BE REQUIRED TO RETURN, AND BE
RESPONSIBLE FOR RETURNING, SAID PROPERTY TO ITS ORIGINAL CONDITION.
2. ALL PARKING LOT LIGHTING SHALL BE NO MORE THAN 12 FEET ABOVE GRADE. ALL
ANY RESIDENTIAL PROPERTY BE DIRECTED DOWNWARD AND SHALL NOT DISTURB ONTO
ANY RESIDENTIAL PROPERTY.
3. THE PETITIONER SHALL SECURE A LANDSCAPE PLAN TO THE STREET OF CURRENT
PLANS FOR APPROVAL BY THE BALTIMORE COUNTY LANDSCAPE PLANNER AND
SAID LANDSCAPE PLAN SHALL THEN BE SUBMITTED TO THE ZONING COMMISSIONER
PART OF THE RECORD AND FILE IN THIS MATTER.
4. THE PETITIONER SHALL COMPLY WITH ALL OF THE CONDITIONS AND REQUIREMENTS
FIRE DEPARTMENT.

CASE NO. 08-91-121-SPHA
PETITION FOR RECLASSIFICATION FROM BL-COC TO BL-CSA
PETITION FOR SPECIAL HEARING TO APPROVE THE TERMINATION OF THE EXISTING SPECIAL EXCEPTION;
PETITION FOR SPECIAL HEARING TO PERMIT AN AUTOMOTIVE SERVICE STATION AND FOR USE IN COMMERATION
PETITION FOR VARIANCE TO PERMIT A LOT AREA OF 24,880 SQ.FT. IN LIEU OF THE REQUIRED 27,144 SQ.FT., TO
PERMIT THE CONSTRUCTION OF THREE FREE-STANDING LUMBER'S 20 FT. IN HEIGHT IN LIEU OF THE PERMITTED
REQUIRED 20 FT. IN HEIGHT IN LIEU OF THE PERMITTED
GRANTED JUNE 12, 1996



VICINITY MAP

SCALE: 1" = 1000'

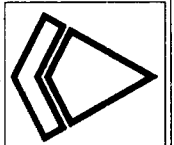
GENERAL NOTES

1. APPLICANT: THE SOUTHLAND CORPORATION
OFFSHORE DIVISION 2599
ALEXANDRIA, VA 22312
PHONE (703) 642-0711
2. ELECTION DISTRICT: 12 COUNCILMANIC DISTRICT: 7
3. CENSUS TRACT: 4203.01
4. WATERSHED NO.: 39 (W-1) SUBWATERSHED NO.: 42 (S-1)
5. SITE ADDRESS: 117 ARLIST (INCLUDES 30' MAX. R/W OF
GROSS: OLD NORTH POINT AND TRAPPE ROADS)
NET: 0.91 ACRES ± OR 39,830 SQ.F.T.
NET: 0.91 ACRES ± OR 39,830 SQ.F.T.
6. EXISTING USE: PARCEL 375 - CONVENIENCE STORE
7. PROPOSED USE: CONVENIENCE STORE WITH GASOLINE SALES
8. PARKING REQUIRED:
5,700 SQ.FT. G.F.A. OR
1,470 SPACES (PLUS 3 EMPLOYE SPACES)
PROPOSED:
28 SPACES (INCLUDES 7 HANDICAP SPACES)
9. AMENITY OPEN SPACE RATIO:
REQUIRED: A.O.S./G.F.A. = 0.2 x 2360 = 472 SQ.FT.
PROPOSED: 4080 SQ.FT. > 472 SQ.FT. O.K.
10. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE
REQUIREMENTS OF THE BALTIMORE COUNTY LANDSCAPE MANUAL
AND THE DESIGN OF SECTION 22-105 OF TITLE 22 OF THE
BALTIMORE COUNTY CODE
11. FLOOR AREA RATIO:
PERMITTED: MAX. OF 4.0
PROPOSED: G.F.A. / G.S.A. OR 3112 / 51,106 = .06 < 4.0 O.K.
12. THERE ARE NO STREAMS, BODIES OF WATER OR SPRINGS ON-SITE.
13. THERE ARE NO FLOOD PLANS OR FLOOD AREAS ON-SITE.
14. THERE ARE NO HISTORIC BUILDINGS ON-SITE.
15. OWNERS: PARCEL 123
ROBERT G. CEMILL & WIFE
TAX ACCT. NO. 1212040870
DEED REF: 8682 / 198
REQUIRED: 82 ±
PROPOSED: 82 ±
16. SETBACKS:
FRONT: 46'(AVG.)
REAR: 20'
SIDE: 15'
ST. COR. SIDE: 35'
159 ±
17. APPLICATION WILL BE MADE FOR A STORMWATER MANAGEMENT WATER
QUANTITY AND QUALITY WATER AS PER SECTION 2-150.3(C)(1).
18. THERE ARE NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES,
ENDANGERED SPECIES HABITATS OR HAZARDOUS MATERIALS ON-SITE
TO THE BEST OF OUR KNOWLEDGE.
19. PROPOSED LIGHTING TO BE 4000 METAL HALIDE TYPE.
20. LIGHTING STANDARDS ON THE SITE WILL NOT EXCEED A HEIGHT OF 18'
AND SHALL BE DIRECTED AWAY FROM ANY RESIDENTIALLY-ZONED
PROPERTIES OR PUBLIC STREETS.

PLAN TO ACCOMPANY
SPECIAL EXCEPTION
7 - ELEVEN STORE
OLD NORTH POINT ROAD & TRAPPE ROAD
3301 & 3003 OLD NORTH POINT ROAD
12TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Colbert Matz Rosenfelt, Inc.

Engineers • Surveyors • Planners
3723 Old Court Road, Suite 206
Baltimore, Maryland 21208
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



NO.	DATE	REVISIONS	BY	SHEET	OF
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MICROFILMED

300

97-200-X